012.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,400 / 801,400
					USE VALUE:	801,400 / 801,400
					ASSESSED:	801,400 / 801,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY WILLIAM J
Owner 2:	KELLY SARAH L
Owner 3:	
Street 1:	38 PRINCETON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Clapboard Exterior and 2081 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	318,200		483,200	801,400
Total Card	0.114	318,200		483,200	801,400
Total Parcel	0.114	318,200		483,200	801,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.20 /Parcel: 385.20

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,200	0	4,950.	483,200	801,400		Year end	12/23/2021
2021	101	FV	307,200	0	4,950.	483,200	790,400		Year End Roll	12/10/2020
2020	101	FV	307,200	0	4,950.	483,200	790,400	790,400	Year End Roll	12/18/2019
2019	101	FV	247,100	0	4,950.	625,400	872,500	872,500	Year End Roll	1/3/2019
2018	101	FV	246,500	0	4,950.	398,000	644,500	644,500	Year End Roll	12/20/2017
2017	101	FV	246,500	0	4,950.	363,800	610,300	610,300	Year End Roll	1/3/2017
2016	101	FV	246,500	0	4,950.	295,600	542,100	542,100	Year End	1/4/2016
2015	101	FV	231,400	0	4,950.	295,600	527,000	527,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1206

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WAGNER ROBERTA	1178-48		10/1/1997		198,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2003	189	Addition	120,000	C		G5	GR FY05	2 new BRMs & new 3

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	Inspected	PH	Patrick H
11/16/2017	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	336	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
4/1/2005	Fieldrev-Chg	BR	B Rossignol
10/19/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	85.	1.15	2									483,227						483,200	

USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 9644

GIS Ref:

GIS Ref:

Insp Date: 12/08/17

!1206!

PRINT

Date	Time
12/29/21	19:40:59

LAST REV

Date	Time
01/25/18	15:06:42
apro	

USER DEFINED

Prior Id # 1:	9644
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	
Total:	483,227	Spl Credit		Total:	483,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.19312692
Const Adj.:	0.99989998
Adj $ / SQ:	131.231
Other Features:	86530
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390875
Depreciation:	72703
Depreciated Total:	318172

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

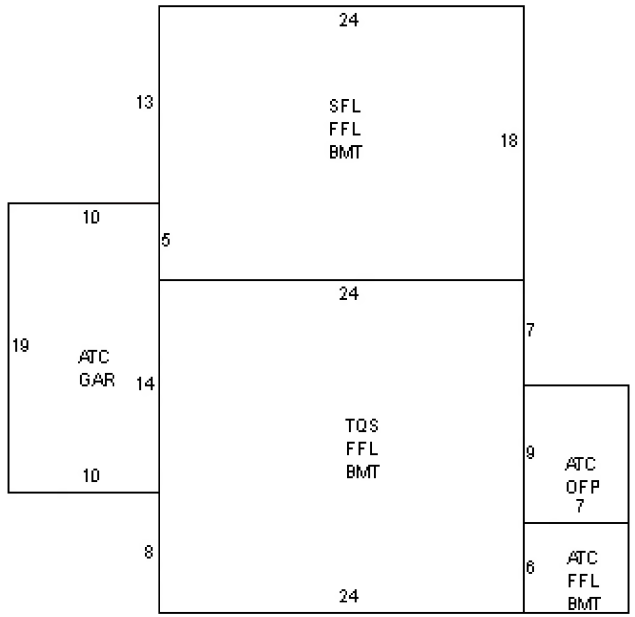
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	131.23
Special Features:	0	Val/Su Net:	99.81
Final Total:	318200	Val/Su SzAd	164.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,002	42.520	42,604
FFL	First Floor	1,002	131.230	131,493
SFL	Second Floor	432	131.230	56,692
TQS	3/4 Story	396	131.230	51,967
GAR	Garage	190	28.160	5,349
ATC	Attic	103	131.230	13,550
OFP	Open Porch	63	42.690	2,689

	Net Sketched Area:	3,188	Total:	304,344	
Size Ad	1933.25	Gross Area	3512	FinArea	2081

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	